

J U L I A D E R O S I

(b) (6)

Professional Summary

Design & Construction executive with 17 years of leadership experience in the federal sector real estate industry. Supervises project management teams to deliver capital construction and customer delivery project program. Combines expertise in business strategy, building architecture and sustainable design/construction for a \$1.5B program to develop high performance assets that maximize ROI. Active in both public and professional communities serving on the Board of Directors for the U.S. Green Building Council- Illinois Green Alliance, ACE mentor, and active advocate for enabling sustainability focused school education.

PROFESSIONAL EXPERIENCE

U.S. GENERAL SERVICES ADMINISTRATION • Public Building Service

February 2002- Present
40 hours/week

Program Manager- Capital Construction Program, Design & Construction
230 S. Dearborn Street, Suite 3500 Chicago, IL
May contact manager: (b) (6)

January 2015- Present
40 hours/week

Serve as program manager supervising project managers executing capital projects; sponsor projects

- Oversee federal, repair and alteration, new construction, and reimbursable projects
- Supervise a team of 6 project managers, geographically dispersed in a 6 state region
- Executive sponsor of projects
- Lead project team as project manager for NASA reimbursable new construction project
- Advise clients of Workplace offerings to optimize utilization rates, operational performance and smart design options to continue to deliver client missions
- Manage A/E, CMa, CXa, and Contractor selection, design, construction, tenant build-out and occupancy of assets
- Review cost estimates and budgets for annual operating plans requested by GSA business lines and clients
- Review schedules and scope to coordinate design, build-out, site verification move, furniture procurement, occupancy, and release of former real estate space to maximize time and budgets
- Collaborate with procurement operations for contract award
- Perform site visits and quality verification to adhere to contract and sustainability requirements, and client satisfaction; advise on payment release
- Develop rapport and positive working environment with clients
- Advise clients with short and long-term occupancy strategies; provide cost-benefit analyses for federal versus lease occupancy
- Develop close-out plans with team to ensure performance metrics and client satisfaction
- Mentor and coach others within the division
- Create new divisional Quality Measure to refine accurate scope implementation and operational excellence

Program Manager- Agency Reform Plan: Corporate Move
1800 F NW Street Washington, DC, 20006
May contact sponsor: (b) (6)

October 2017- Present
15 hours/week

Serve as change agent; establish vision, create project team and implement new GSA offering to meet mission and future demands of federal government. Establish rapport with agency contacts seeking innovative ways to

reform and relocate government operations, provide direction and consultation services. Partner with OMB, DOL, and OPM to create cross-agency support across government to meet White House Reform initiatives.

- Agency reform initiative requires legislation changes; partner with OMB and GSA executives to persuade and inform associated risks and opportunities.
- Benchmark and meet with private sector companies which have already relocated headquarter operations and sought out shared services operations
- Host cross-agency roundtable to seek strategic and programmatic risks and opportunities when considering Corporate Moves
- Understand existing GSA Business Lines and coordinate operations such as intake, account management, workplace optimization, workforce succession planning, cost structure, and federal lease actions.
- Creation of new GSA offering that provides consulting and relocation services
- Creation of Corporate Move framework for agency reference

Consolidation Program Risk Manager
230 S. Dearborn Street, Suite 3500 Chicago, IL
May contact sponsor: (b) (6)

May 2017- Oct 2017
12 hours/week

Leading proactive consultation for agencies experiencing curtailed budgets. Implementing GSA programs for client realignment under redefined funding streams including consolidating agencies. Developing new priorities and vision for risk evaluation and redefining success for GSA's National Consolidation Program. Consult internally and externally on long-term interests of GSA and clients. Create organizational change; consult with client agencies to foster client commitment and trust.

- Facilitating vision formation and emergent priority realignment
- Interface with GSA's Chief Workplace Officer to achieve common goals
- Establish new program review methods and evidence based performance metrics
- Eliminate and replace previous vetting process
- Significant change management challenges
- Onboard and coach Regions and Account Managers on risk management
- Onboard and secure client approvals (union, local and national representatives)

Project Manager- Customer Projects Service Center
230 S. Dearborn Street, Suite 3300 Chicago, IL
May contact manager: (b) (6)

October 2012- December 2014
40 hours/week

Served as project manager and contracting officer representative to plan, direct, execute and coordinate lease and federal customer reimbursable projects

- Execute federal, lease, repair and alteration, new construction, lease administration and reimbursable projects
- Lead project team as project manager for NASA reimbursable new construction project
- Advise clients of Workplace offerings to optimize utilization rates, operational performance and smart design options to continue to deliver client missions
- Manage lease selection, design, construction, tenant build-out and occupancy of assets
- Develop cost estimates and budgets for annual operating plans requested by GSA business lines and clients
- Develop schedules and scope to coordinate design, build-out, site verification move, furniture procurement, occupancy, and release of former real estate space to maximize time and budgets
- Collaborate with procurement operations for contract award

- Perform site visits and quality verification to adhere to contract requirements and client satisfaction; advise on payment release
- Develop rapport and positive working environment with clients
- Advise clients with short and long-term occupancy strategies; provide cost-benefit analyses for federal versus lease occupancy
- Develop close-out plans with team to ensure performance metrics and client satisfaction
- Mentor and coach others within the division

Project Manager- Project Network BIM
230 S. Dearborn Street, Suite 3600 Chicago, IL
May contact manager: (b) (6)

January 2014-June 2014
10 hours/week

Served as project manager to develop better close-out and knowledge sharing models for the region

- Process improvement of information sharing from project execution to project operational offices thru the use of Building Information Modeling (BIM) and BIM Facilities Management (BIM FM) and Computerized Maintenance Management System
- Foster collaborative environment for project planning, execution and close-out
- Develop, negotiate and propose innovative process to ensure data accuracy for multiple business lines

Project Manager- Capital Construction Program
230 S. Dearborn Street, Suite 3600 Chicago, IL
May contact manager: (b) (6)

August 2003-October 2012
40 hours/week

Served as project manager to plan, direct, execute and coordinate multiple prospectus level projects

- Execute federal, capital, repair and alteration, new construction, lease administration and reimbursable projects
- Optimize operational performance of assets thru smart buildings and smart occupancy design
- Manage feasibility and prospectus development studies, site acquisition, design, construction, tenant build-out and occupancy of assets
- Perform strategic and transactional processes including risk assessments, sustainable scope development, resource allocation, client presentations, negotiations, team integrations, and closings
- Serve on Source Selection Evaluation Boards; lead boards as Chairperson and provide written reports and oral debriefs
- Develop schedules and scope to coordinate design, build-out, site verification move, furniture procurement, occupancy, and release of former real estate space to maximize time and budgets
- Collaborate with procurement operations for contract award
- Develop long-range plans for adaptive reuse of assets along Chicago State Street
- Perform financial and operational duties such as client relations, budget analysis, design and construction implementation, and service contract coordination
- Establish performance and measurement criteria while developing project scope and definition, project cost estimates, budgets
- Perform site visits and quality verification to adhere to contract requirements
- Increase market value of assets by improving free cash flow, reducing operation and maintenance costs, restructuring space allocation, implement measurement and verification energy analysis with LEED certification and commissioning activities

- Coordination with federal client agencies, vendors, historic preservation community, and external stakeholders
- Implement American Recovery and Reinvestment Act of 2009 program goals

Asset Manager
230 S. Dearborn Street, Suite 3300 Chicago, IL
May contact manager: (b) (6)

February 2002-August 2003
40 hours/week

Serve as Asset Manager in the development of asset business plans and project proposals for owned real estate portfolio

- Prepare and request funding from Congress
- Perform pro forma and economic analysis of project proposals
- Develop community plans and investment/divestment proposals
- Create short and long terms strategies for real estate portfolio to decrease vacancy rates, increase revenue streams and operational efficiencies

LOYOLA UNIVERSITY • Study Abroad Program, Rome, Italy

August 2003-August 2004
40 hours/week

Student Life Assistant

Served as Resident Assistant during U.S. government sabbatical, acted as primary university ombudsman for students participating in foreign study abroad program in Italy

NAVISTAR INTERNATIONAL • Chicago, IL

September 1998-July 2000
20-30 hours/week

Concurrently worked while in undergraduate program through multiple roles to fund schooling.

Product Support Expeditor

Served as Product Support Expeditor to ensure order deliver of undercarriage and transmission bulk product stock for truck and engines products.

Environmental Affairs Law Clerk

Served as Environmental Affairs Law Clerk to provide direct support to the Environmental Director and superfund accounts. Read and assess contamination of sites; synopsise environmental impact.

ACCOMPLISHMENTS AND RECOGNITIONS

USGBC Green Apple Day of Service- implement pro-bono projects annually for Chicagoland schools with a focus on sustainability (5 projects to date)

Publication: Change Your Space, Change Your Culture: How Engaging Workspaces Lead to Transformation and Growth (2014)

GSA Design Excellence Award (2014)

Illinois AIA: Special Recognition for the Frank Lloyd Wright Award (2013)

AIA Chicago: Distinguished Building Award (2013)

IIDA Recognizing Exemplary Design: Best in Show Premier Award (2013)

Project Management Award (2013, 2008, 2004)

LEED Gold Building Certification (2012)

MEMBERSHIPS & SPEAKING ENGAGEMENTS

Director: Board of Directors, U.S. Green Building Council- Illinois Green Alliance

ACE Program Mentor

Case For Space

Construction Management Association of America (CMAA) - Member

Construction Users Round Table (CURT) - Education & Implementation Chair

Construction Industry Institute (CII) - Implementation & Strategy Committee

U.S. Green Building Council - LEED Accredited Professional

Conference Speaking Engagements:

- FBI Annual Conference, "Leadership and Driving Organizational Change"
 - GSA, "Implementation of PDRI and Risk Management Best Practices"
 - CMAA National Convention, "GSA Project Lifecycle"
 - CII Conference: "Benchmarking and Implementation"
 - CII Conference: "Risk Management throughout Project Life Cycle"
 - CURT National Convention: "The Next Generation in the Construction Industry"
 - ENR & McGraw Hill Conference: "Groundbreaking Women in Construction"
-

EDUCATION & PROFESSIONAL CERTIFICATION

KELLOGG SCHOOL OF MANAGEMENT, NORTHWESTERN UNIVERSITY
Master of Business Administration

Evanston, Illinois
December 2011

LOYOLA UNIVERSITY
BBA: International Business, Human Resources Mgmt, Marketing

Chicago, Illinois
May 2003

FAITAS- SENIOR PROJECT MANGER CERTIFICATION

February 2012

FAITAS- SENIOR CONTRACTING OFFICER REPRESENTATIVE CERTIFICATION

February 2012

LEED AP: OPERATIONS & MAINTENANCE SPECIALIZATION

April 2009

LEED GREEN ASSOCIATE

April 2009

MASTERS CERTIFICATE: PROJECT MANAGEMENT INSTITUTE

January 2007

Languages: Italian, Romanian, and formally studied Spanish for 7 years